

INFORMATION – 6.

SUMMARY OF THE SPECIAL MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY – NOVEMBER 5, 2003

A Special Meeting of the FCRHA with the leaders of the revitalization organizations and the Planning Commission was held on November 5, 2003, in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

Call to Order

The meeting was called to order at 7:23 p.m., by FCRHA Chairman Conrad Egan. The following FCRHA Commissioners were present for a portion or all of the meeting: Conrad Egan, John Kershenstein, Elisabeth Lardner, Albert McAloon, Lee Rau, and Joan Sellers. Planning Commission member present was Suzanne Harsel. Economic Development Authority member present was Michael Horwatt. Members of Revitalization Areas present were: Carl Coan Jr., Merrifield Revitalization Area; Bob Gray, Central-Springfield Area Revitalization Council (C-SPARC); Dan McKinnon, Annandale Planning Committee; Rick Neel, Southeast Fairfax Development Corporation; Kurt Pronske, Lake Anne Revitalization Area; Frank Sellers; Bailey's Crossroads Revitalization Corporation; (BCRC) Becky Witsman, Southeast Fairfax Development Corporation (SFDC).

Department of Housing and Community Development staff present were: Paula Sampson, Director; Mary Stevens, Deputy Director; Harry Swanson, Deputy Director, Real Estate and Revitalization; Barbara Carpenter, Director, Policy and Planning, Revitalization Division; Myah Every Schwartz, Ayanna Brown, and Arlene Quinones-Vargas, Senior Program Managers, Revitalization Division; and Winifred A. Clement, FCRHA Assistant.

Mr. Bob Gray, C-SPARC's representative, introduced Ms. Mary LaViolette-Ange of the Springfield Neighborhood College who attended the meeting on behalf of Long and Foster, Springfield.

The meeting began with a presentation by Harry Swanson, Deputy Director for Revitalization and Real Estate, Department of Housing and Community Development, on potential new revitalization tools and an articulation of a desired progression of investment in revitalization districts and areas from public, to public leveraged with private, to ultimately largely private. The presentation led to a detailed discussion on Tax Increment Financing as a potential tool for use in Fairfax County, with the Springfield revitalization district serving as the target area for a pilot TIF district.

TIF Discussion

During the discussion on TIF, questions were raised as to whether TIF's could have a potential impact on the County's bond rating, revenue streams and tax base. Mr. Swanson noted that because no debt is issued, and the developer bears the risk of the use in the value of the

property, the bond rating would not be affected. Questions were also raised about the legality of the tool for use in Virginia. Mr. Swanson noted that discussions with the County Attorney were on-going and would continue in order to address legal questions prior to establishing a program for the County. On questions concerning how a TIF district would be structured in the County, Mr. Swanson noted that the approach would likely be to develop a pilot program first to test the tool in the County.

Other Discussion Topics

Bond Referendum

The County Executive is planning future bond referenda that could include revitalization projects in the fall of 2006. Mr. Swanson noted that HCD is working with the local revitalization organizations to develop core projects for the referendum. Mr. Sellers suggested that there should be plans, projects, and milestones in place in 9 months.

Transportation

How do you address transportation needs in revitalization areas?

CCFAC

The G7 has recently been added to CCFAC. The G7 seat on CCFAC will be filled temporarily by Dan McKinnon, with the first meeting on November 19.

Next Steps

As an outcome of the meeting, the EDA Commissioner present volunteered to ask the EDA to put together a list of developers. HCD and EDA could host a discussion on TIF. Mr. Swanson indicated that questions/concerns brought up during the discussion on TIF districts would be addressed in the next 90 days. On the topic of preparation for the proposed bond referendum on revitalization, staff was asked to develop a timeline for the next 9 months that included community involvement. The Chairman of the Revitalization and Redevelopment Committee of the FCRHA asked that participants review the "Key Themes and Priorities" list from the April 9, 2003 meeting and send suggestions to him on the next items to work on and asked staff to schedule the next special meeting of the FCRHA with the G7 and Planning Commissioners for 6 months hence.

ADJOURNMENT

A motion was made by Commissioner Kershenstein, seconded by Commissioner McAloon, to adjourn the meeting at 9:45 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary